

Deed in Trust

Caution: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

UNOFFICIAL COPY

92164233

THE GRANTOR Robert T. Davis, a Widower,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANTS / QUIT CLAIM) unto FIRST ILLINOIS BANK & TRUST, ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 5th day of May, 1992, and known as Trust Number 10289 (hereinafter referred to as the "trustee,") the following described real estate in the County of Cook and the State of Illinois to wit:

(The Above Space For Recorder's Use Only)

Lot 175 in Plum Grove Hills Unit 6, a Subdivision of part of Lot "F" in Plum Grove Hills Unit 3, being a Subdivision of part of the East half of fractional Section 7, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois. HEREINAFTER CALLED "THE REAL ESTATE"

Common Address 3219 Brookmeade Dr., Rolling Meadows, IL 60008

Real Estate Tax I.D. Number(s) 08-07-211-026-0000

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell, to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof; and to deal with the real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created herein and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate, except such, but only an interest in the possessions, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in a certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," or words of similar import in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under any by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto executed this deed this 5th day of May, 1992.

Robert T. Davis

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert T. Davis, a Widower personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead.

NOTARY PUBLIC STATE OF ILLINOIS

Wayne R. Nichelsen, Notary Public

This instrument was prepared by Wayne R. Nichelsen, 1545 Courtland, Arl. Hts., IL (NAME AND ADDRESS)

City of Rolling Meadows, Department of Finance & Administration, Real Estate Transfer Tax, Exempt # 19-101 (a) 1992, Agent, John J. ...

Exempt and subject to Section 6, Paragraph E, Section 4, Real Estate Transfer Act.

BANK ONE, LA GRANGE, Date: 6-12-92 By: ...

USE WARRANT OR QUIT CLAIM BANK ONE, LA GRANGE FORMERLY KNOWN AS First Illinois Bank & Trust MAIL TO: 14 South LaGrange Road LaGrange, Illinois 60525

ADDRESS OF PROPERTY 3219 Brookmeade Dr. Rolling Meadows, IL 60008 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO: Robert T. Davis (Name) 3219 Brookmeade Dr. (Address) Rolling Meadows, IL 60008

CC2790726

725.00

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DEED IN TRUST

TO
FIRST ILLINOIS BANK
& TRUST

02164233

Property of Cook County Clerk's Office

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T-34(11-2006)

DEPT-01 RECORDING \$25.00
148888 TRAN 06/25/92 16:11:00
#5637 # E *-92-464233
COOK COUNTY RECORDER

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

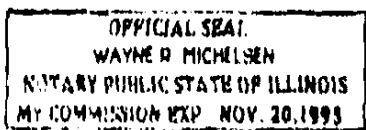
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 5-5-92

Signature X Robert [unclear]

Subscribed and sworn to before me this 8th day of May, 1992.

Wayne R. Michelsen
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Bank One, La Grange as trustee u/t/a No. 10289 and not personally.

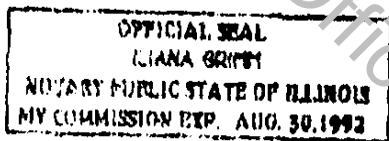
Date 6/13/92

Signature By: [Signature]

Land Trust Officer

Subscribed and sworn to before me the 13th day of June, 1992.

Liana Grimm
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

92064213

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

UNOFFICIAL COPY

CITY OF ROLLING MEADOWS
3600 Kirchhoff Road
Rolling Meadows, IL 60008
708/394-8500
CERTIFICATE OF EXEMPTION

Pursuant to Section 19-105 of Ordinance No. 88-27, the undersigned
Land Trust Officer hereby states that the deed from
Robert T. Davis to Bank One, LaGrange, dated May 5, 1992
is exempt from the City of Rolling Meadows Real Estate Tax as follows:

- (a) Transactions involving property acquired by or from any governmental body.
- (b) Transactions in which the deeds secure debt or other obligation.
- (c) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- (d) Transactions in which the actual consideration is less than \$500.00.
- (e) Transactions in which the deeds are tax deeds.
- (f) Transactions in which the deeds are releases of property which is security for a debt or obligation.
- (g) Transactions in which the deeds are pursuant to a court decree.
- (h) Transactions made pursuant to mergers, consolidations or transfers of sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (i) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (j) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one or the other shall not be exempt from the tax.
- (k) Transactions representing transfers subject to the imposition of a documentary stamp imposed by the U.S. Government.

STATE FACTS SHOWING APPLICABILITY OF EXEMPTION TO DEED:

This property is being put into a land trust for the benefit of the owner.

DESCRIPTION OF PROPERTY:

Lot 175 in Plum Grove Hills Unit 6, a Subdivision of part of Lot "F" in Plum Grove Hills Unit 3, being a Subdivision of part of the East Half of fractional Section 7, Township 51 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

BANK ONE, LaGRANGE, Trustee

Date: June 13, 1992

By: [Signature]
Land Trust Officer (Signature)

02-01233